

January 11, 2005

**MINUTES OF AN ADJOURNED REGULAR  
MEETING OF THE TORRANCE CITY COUNCIL**

**1. CALL TO ORDER**

The Torrance City Council convened in an adjourned regular session at 6:00 p.m. on Tuesday, January 11, 2005 in City Council Chambers at Torrance City Hall.

**ROLL CALL**

Present: Councilmembers Lieu, Mauno, McIntyre, Nowatka, Scotto, Witkowsky and Mayor Walker.

Absent: None.

Also Present: City Manager Jackson, City Attorney Fellows  
City Clerk Herbers, and other staff representatives.

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Agenda Item 17 was considered out of order at this time.

**17. EXECUTIVE SESSION**

The Council immediately recessed to closed session to confer with the City Manager and the City Attorney on agenda matters listed under 17A) Conference with Legal Counsel – Potential Litigation; and 17B) Real Property – Conference with Real Property Negotiator, pursuant to California Government Code Sections 54965.9(b)(1) and 54956.8.

The Council reconvened in Council Chambers at 7:00 p.m. No formal action was taken on any matter considered in closed session.

**2. FLAG SALUTE/INVOCATION**

The Pledge of Allegiance was led by Councilmember Lieu.

Councilmember Nowatka gave the non-sectarian invocation for the meeting.

**3. AFFIDAVIT OF POSTING/WAIVE FURTHER READING**

**MOTION:** Councilmember Lieu moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting. The motion was seconded by Councilmember Mauno, and passed by unanimous roll call vote.

**MOTION:** Councilmember Lieu moved that after the City Clerk has read aloud the number and title to any resolution or ordinance on the meeting agenda, the further reading thereof shall be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilmember Mauno and passed by unanimous roll call vote.

**4. WITHDRAWN OR DEFERRED ITEMS**

None.

## **5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Councilmember Witkowsky announced that the next City Council Community Planning and Design Committee meeting would be held on Thursday, January 27, at 7:00 p.m. in the City Council Chambers to discuss the Historic Preservation Overlay Zone and the Mills Act.

Councilmember Nowatka announced that, on the advice of the City Attorney, he was withdrawing from the City Council Community Planning and Design Committee's consideration of the Mills Act and the Historic Preservation Overlay Zone because he lives in the area, which is a potential conflict of interest.

Mayor Walker asked that the meeting be adjourned in memory of Robert Haag, longtime resident of Torrance and President of the Board of Trustees of the El Camino Community College District, who passed away on January 4, 2005 and Bob Stewart, former Armstrong Theater Manager, who passed away January 5, 2005.

## **6. COMMUNITY MATTERS**

### **6A. PROCLAMATION RE "TORRANCE JUNIOR CHAMBER OF COMMERCE (JAYCEES) WEEK"**

Mayor Walker presented a proclamation to Torrance Junior Chamber of Commerce President Joseph O'Brien and Management Vice-President Samantha Koziol declaring the week of January 16 through January 22, 2005 as ***Torrance Junior Chamber of Commerce (Jaycees) Week*** in the City of Torrance, and urging all citizens to recognize the importance of community service. Mr. O'Brien expressed appreciation for the City's support.

### **6B. PROCLAMATION COMMENDING STEVE M. BUSCH**

Mayor Walker presented a proclamation to **Steve M. Busch** commending, honoring and congratulating him for his dedication, professionalism, and contributions to the City of Torrance upon his retirement from the Los Angeles County Probation Department. Mr. Busch accepted with appreciation and thanked Mayor Walker and Councilwoman Witkowsky and her husband Mike for their friendship and encouragement.

Agenda Item 6D was considered out of order at this time.

### **6D. INTRODUCTION OF ASSEMBLYMAN MIKE GORDON**

Assemblyman Mike Gordon thanked the City Council and Torrance citizens for their support. He noted that he now chairs the Assembly Veterans Affairs Committee and will continue to be involved in the Base Realignment and Closure (BRAC) process, the preservation of the 310 area code and health care issues. He indicated that he welcomed input and looked forward to working with everyone in the district.

**6C. APPOINTMENT OF CITY COMMISSIONERS**

**Recommendation**

Recommendation of the **City Clerk** that City Council review applications and make appointments to fill vacancies on the Airport, Cable TV Advisory Board, Civil Service, Commission on Aging, Community Services, Cultural Arts, Disaster Council, Environmental Quality & Energy Conservation, Library, Parks & Recreation, Planning, Traffic, and Water commissions. The City Clerk further recommends that City Council confirm the Senior Club appointments to the Commission on Aging and that the City Clerk administer the Oath of Office to commissioners present.

The following appointments were made:

**Airport Commission** - Peter Donnellan, Jim Gates

**Cable TV Advisory Board** – Linden Nishinaga

**Civil Service Commission** – Thomas Doty, Cinda Herring, Robert McPhail

**Community Services Commission** - Michael Ning

**Cultural Arts Commission** - Debbie Stadler, Marianne Strehler

**Disaster Council** – Kathleen Galbasin

**Environmental Quality Commission** – Andrea Reilly, Jamie Watson

**Library Commission** – Keri Botello, Linda Grogan

**Parks & Recreation Commission** – John McGee, Hazel Taniguchi

**Planning Commission** – Albert Muratsuchi, Ray Uchima

**Traffic Commission** - Richard Tsao, Jim Ulrich

**Water Commission** - Charles Deemer, Carmen Gonzalez

Commission on Aging Club representatives Charles Breaker and Art Callen were confirmed. City Clerk Herbers administered the Oath of Office to those appointees present.

City Clerk Herbers noted that vacancies still exist on commissions due to the lack of applicants and that the unfilled positions will be re-advertised.

The City Council recessed from 7:37 p.m. to 7:54 p.m.

**7. CONSENT CALENDAR**

**7A. INVESTMENT REPORT FOR OCTOBER 2004 AND NOVEMBER 2004**

**Recommendation**

Recommendation of the **City Treasurer** that City Council accept and file the monthly investment report for the months of October 2004 and November 2004.

**7B. WATER RIGHTS LEASE AGREEMENT WITH ROMAN CATHOLIC ARCHBISHOP OF LOS ANGELES**

**Recommendation**

Recommendation of the **Deputy Public Works Director** that City Council:

- 1) Approve an agreement to temporarily lease water rights to the Roman Catholic Archbishop of Los Angeles during the remaining 2004-2005 Fiscal Year; and
- 2) Authorize the Mayor to execute and the City Clerk to attest to said agreement.

**7C. CONTRACT AMENDMENT TO DCL CONSTRUCTION C2004-174**

**Recommendation**

Recommendation of the **General Services Director** that City Council

- 1) Approve a contract amendment with DCL Construction (C2004-174) for \$12,601.50 for a total contract amount of \$180,663.50; and
- 2) Appropriate \$4,198.50 from C.I.T. Operational Budget to the C.I.T. Renovation (FEAP #303).

**7D. PURCHASE ORDER RE 2005 TORRANCE SEASONS PUBLICATION**

**Recommendation**

Recommendation of the **City Manager** that City Council authorize a change order in the amount of \$1,771.16 to existing purchase order #17389 with Southwest Offset Printing Company and authorize a new purchase order in the amount of \$49,153.94 to print and deliver the 2005 Torrance Seasons (Seasons) publication.

**7E. STATE OF CALIFORNIA ANNUAL SELF-INSURANCE ASSESSMENT**

**Recommendation**

Recommendation of the **Human Resources Director** that City Council approve the payment of the Fiscal Year 2004-2005 Self-Insurance Assessment to the State of California Self-Insurance Plans in the amount of \$117,223.08

**MOTION:** Councilmember Scotto moved to approve Consent Calendar Items 7A through 7E. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

**11. ADMINISTRATIVE MATTERS**

**11A. TORRANCE FIRE FIGHTERS ASSOCIATION SUPPLEMENTAL AND SAFETY MANAGEMENT EMPLOYEES PAY RESOLUTION AMENDMENT**

**Recommendation**

Recommendation of the **City Manager** that City Council adopt supplemental Memorandum of Understanding and amended pay resolution changing retiree health insurance from \$32.20 to \$48.40 per month to comply with SB 1464 which went into effect January 1, 2004. The Safety Management resolution is also amended to comply with changes to the TPOA health program regarding the lowering of the cafeteria plan for Police Captains.

- Torrance Fire Fighters Association (TFFA) Memorandum of Understanding
- Safety Management Employees Pay Resolution

**MOTION:** Councilmember Scotto moved to concur with the staff recommendation. The motion was seconded by Councilmember McIntyre and passed by unanimous roll call vote.

#### **RESOLUTION NO. 2005-01**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
AMENDING RESOLUTION NO. 2003-160 SETTING FORTH CHANGES  
REGARDING HOURS, WAGES, AND WORKING CONDITIONS FOR  
EMPLOYEES REPRESENTED BY TORRANCE FIRE FIGHTERS ASSOCIATION

**MOTION:** Councilmember McIntyre moved for the adoption of Resolution No. 2005-01. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

#### **RESOLUTION NO. 2005-02**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
AMENDING RESOLUTION NO. 2003-180 SETTING FORTH CHANGES  
REGARDING HOURS, WAGES, AND WORKING CONDITIONS FOR SAFETY  
MANAGEMENT EMPLOYEES

**MOTION:** Councilmember McIntyre moved for the adoption of Resolution No. 2005-02. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

### **12. HEARINGS**

#### **12A. CUP04-00029, DIV04-00018: WESTERN GB CONTRACTING**

##### **Recommendation**

Recommendation of the **Planning Commission** and the **Community Development Director** that City Council deny the appeal and adopt Resolutions to deny without prejudice of a Conditional Use Permit (CUP04-00029) to allow the construction of a three-unit condominium development and a Division of Lot (DIV04-00018) for condominium purposes on property located in the R-3 Zone at 1020 Cravens Avenue.

##### **CUP04-00029, DIV04-00018: WESTERN GB CONTRACTING**

Mayor Walker announced that now was the time and place for a public hearing on this matter. City Clerk Herbers confirmed that the hearing was properly advertised.

Planning Manager Isomoto briefly described the proposed three-unit detached condominium project. With the aid of slides, she reviewed the zoning of surrounding properties and the project's site plan and elevations. She noted that the Planning Commission voted to deny the project without prejudice by a vote of 6-0.

In response to questions from the Commission, Planning Manager Isomoto discussed staff's objections to the project, explaining that staff would prefer that the units be attached, only two stories above grade, and oriented toward the street with access to garages and guest spaces exclusively off the alley.

Gary Butcher, representing Western GB Contracting, reported that the applicant purchased this R-3 property with the intention of building 4 units and the project was downsized to 3 units at the request of staff. He pointed out that there are practical difficulties associated with developing this triangular-shaped lot because the required 20-foot setback on Cravens leaves only a small wedge of land on which to build. He explained that the decision was made to construct three quality detached units that surpass all R-3 standards because price-wise the applicant cannot compete with attached units in the downtown redevelopment area. He submitted renderings of the project as viewed from Cravens Avenue.

With regard to staff's claim that the three-story project was not consistent with the neighborhood, Mr. Butcher explained that the older two-story developments in the vicinity are substandard housing that do not meet current City codes and maintained that the project is consistent with new construction in the area and compatible with commercial development to the south. He noted that the City's Engineering Department has already approved the curb cut on Cravens. He voiced his opinion that the project would be an asset to the downtown area and urged approval as submitted.

Planning Manager Isomoto clarified that separate approval is required for curb cuts in this area due to the scarcity of parking and the fact that the curb cut was approved does not guarantee that the project itself will be approved.

Sara Guyan, Gramercy Avenue resident, voiced objections to the proposed project, suggesting a design with underground parking to lower its height.

Mary Ann Reis, Engracia Avenue resident, reported that residents in the area are opposed to this project; suggested the possibility that the existing structure could be renovated; and indicated that she favored a single-story development. She expressed concerns that the construction site could pose a danger to neighborhood children.

David Weiss, Arlington Avenue resident, voiced support for the project, maintaining that it would increase property values in the area, upgrade a neglected property, and provide an opportunity for first-time homebuyers.

Bonnie Mae Barnard, Save Historical Old Torrance, expressed concerns about the continued demolition of historic structures in the heart of old Torrance and urged that the Council deny the project. She requested that the exterior be revised to reflect true Craftsman-style architecture if the project is approved.

Liz Fobes, Engracia Avenue resident, wanted to clarify that people who favor preservation are not suggesting that properties remain frozen in time, but rather that construction be historically appropriate, while allowing for the expansion and restoration of buildings that have declined over the years to meet the needs of growing families and a growing community.

**MOTION:** Councilmember Scotto moved to close the public hearing. The motion was seconded by Councilmember Mauno and passed by unanimous roll call vote.

Councilmember Witkowsky, Chair of the Community Planning and Design Committee, advised that the committee has been charged with addressing the issue of historic preservation in Torrance; that the committee is in the process of holding public hearings and taking comments from interested parties; that the committee is considering

different options, including the establishment of a Historic Preservation Overlay Zone, which would affect all properties in the Olmsted district, and the implementation of the Mills Act, which would put the onus of historic preservation on the individual property owner without restricting surrounding properties; and that no decision has been made regarding which option will be recommended to the City Council. She stated that since the Council has taken no action on this issue, she was not comfortable restricting this property owner's right to develop his property. She indicated that she did not see a lot of negatives associated with the project and noted that the downtown area is one of the few areas in Torrance where young families can afford to buy starter homes.

Councilmember Scotto agreed that the property owner has the right to develop this property, but indicated that he objects to this particular project because of its three-story height and the unit facing the alley and believes all vehicular access should be off the alley.

Councilmember Lieu stated that he would not support the project because he believes it is not compatible with the neighborhood. He voiced his opinion that the City does not do enough in terms of historic preservation and noted that he was looking forward to the committee's recommendation on this issue.

Noting that she visited the site and walked the neighborhood, Councilmember McIntyre indicated that she would not support the project due to concerns about its height and scale.

Mayor Walker stated that it was clear that the project as proposed has some design flaws and needs to go back to the drawing board, but pointed out that the subject property is zoned R-3 and the project complies with development standards for this zone, including its height and floor area ratio.

**MOTION:** Councilmember Scotto moved to deny the appeal and deny the project without prejudice. The motion was seconded by Councilmember Lieu and passed by unanimous roll call vote.

#### **RESOLUTION NO. 2005-03**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
DENYING WITHOUT PREJUDICE A CONDITIONAL USE PERMIT TO ALLOW  
THE CONSTRUCTION OF A THREE-UNIT CONDOMINIUM DEVELOPMENT  
ON PROPERTY LOCATED IN THE R-3 ZONE AT 1020 CRAVENS AVENUE  
**CUP04-00029: WESTERN GB CONTRACTING**

**MOTION:** Councilmember McIntyre moved for the adoption of Resolution No. 2005-03. The motion was seconded by Councilmember Lieu and passed by unanimous roll call vote.

#### **RESOLUTION NO. 2005-04**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
DENYING WITHOUT PREJUDICE A DIVISION OF LOT TO ALLOW THE  
SUBDIVISION OF ONE (1) LOT FOR CONDOMINIUM PURPOSES ON  
PROPERTY LOCATED IN THE R-3 ZONE AT 1020 CRAVENS AVENUE  
**DIV04-00018: WESTERN GB CONTRACTING**

**MOTION:** Councilmember McIntyre moved for the adoption of Resolution No. 2005-04. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

**15. SECOND READING ORDINANCES**

**15A. SECOND AND FINAL READING OF ORDINANCE NO. 3563**

**ORDINANCE NO. 3563**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING DIVISION 9 OF THE TORRANCE MUNICIPAL CODE TO RECLASSIFY CERTAIN PROPERTY LOCATED AT 4343 190<sup>TH</sup> STREET FROM HAWTHORNE BOULEVARD CORRIDOR SPECIFIC PLAN, NORTH TORRANCE SUB-DISTRICT TO R-3 (LIMITED MULTIPLE-FAMILY RESIDENTIAL)

**MOTION:** Councilmember McIntyre moved for the adoption of Ordinance No. 3563. The motion was seconded by Councilmember Scotto and passed by 6-1 roll call vote, with Councilmember Scotto dissenting.

**15B. SECOND AND FINAL READING OF ORDINANCE NO. 3564**

**ORDINANCE NO. 3564**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE MAKING THE VEHICLE CODE APPLICABLE TO PRIVATELY OWNED AND MAINTAINED ROADS SERVING THE DEL AMO FASHION CENTER

**MOTION:** Councilmember McIntyre moved for the adoption of Ordinance No. 3564. The motion was seconded by Councilmember Scotto and passed by unanimous roll call vote.

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The Council met as the Redevelopment Agency from 8:55 p.m. to 8:56 p.m.

**16. ORAL COMMUNICATIONS**

**16A. City Manager Jackson** commended staff in the Public Works and Community Development departments, as well as other departments, for their hard work and long hours making repairs during recent storms. He noted that over 5000 sandbags were issued to residents at the City yard and while there were some limited areas of flooding, which caused intersections to be closed for a short time, it was nothing like what would have happened 20 years ago. He asked that residents be patient as staff continues to work overtime patching streets, noting that Sepulveda, Crenshaw and Torrance boulevards are scheduled for rehabilitation in the future.

**16B. City Clerk Herbers** invited staff and public to view the works of Torrance Artist Guild member Gloria Hargrave on display in the City Clerk's office for the month of January.



**16C. Mayor Walker** reported that he had been contacted by quite a few people asking that the City of Torrance make a serious attempt to assist Torrance Unified School district in its financial distress. He asked that the City Manager work with the school district to explore any and all ways the City could provide financial assistance to offset the district's sizeable budget deficit and stressed the importance of maintaining good schools as a quality of life issue.

**16D. Councilmember Lieu** voiced support for the Mayor's request that the City explore ways to help with the school district's \$5 million shortfall, noting the high priority that education is given in Torrance.

**16E. Councilmember Lieu** expressed condolences to the families of the victims of the tsunami; commended City employees for their donations to the American Red Cross; and asked that a link to the Red Cross be placed on the City's website.

**16F. Councilmember Lieu** congratulated the Torrance Rose Float Association for winning an award in the 2005 Rose Parade.

**16G. Councilmember Lieu** announced a meeting of the Base Realignment and Closure Committee at the Hacienda Hotel on January 12.

**16H. Councilmember Mauno** expressed sympathy to the families of Bob Haag and Bob Stewart.

**16I. Councilmember Mauno** thanked City employees for assistance provided to residents during the recent rainy weather.

**16M. Councilmember McIntyre** also expressed sympathy to the Haag and Stewart families.

**16N. Councilmember McIntyre** commended City employees for disaster services rendered over the past 15 days.

**16O. Councilmember McIntyre** congratulated the Torrance Rose Float Association and the volunteers who worked on the float. She asked that people consider including a donation to the Torrance Rose Float Association, along with their utility bill payments, noting that \$1 per resident would cover the entire cost of next year's float

**16P. Councilmember McIntyre** commented on a rare sighting of a tundra swan from the Bering Sea that recently occurred at Madrona Marsh.

**16Q. Councilmember Nowatka** asked that a link to the Salvation Army be placed on the City's website, in addition to the American Red Cross, because this organization was also very active in providing disaster relief following the tsunami.

**16R. Councilmember Nowatka** announced a concert by the Torrance Symphony on Saturday, January 15, at the Armstrong Theatre.

**16S. Councilmember Nowatka** congratulated USC on their recent victory.

- 16T. Councilmember Scotto** wished Councilmember Nowatka a happy birthday.
- 16U. Councilmember Scotto** offered condolences to the families of Dr. Haag and Bob Stewart.
- 16V. Councilmember Scotto** congratulated the Torrance Rose Float Association.
- 16W. Councilmember Scotto** congratulated the USC Trojans for their performance in the recent football championship.
- 16Y. Councilmember Witkowsky** reported that her ride on the Torrance Rose Float was a ride of a lifetime; commended the 900 volunteers who helped decorate the float; and noted that the float was awarded the Governor's Trophy for best depiction of life in the United States – past, present and future.
- 16Z. Councilmember Witkowsky** commented on the positive contributions of both Dr. Haag and Bob Stewart and expressed condolences to their families.
- 16AA. Councilmember Witkowsky** reported that she has received a lot of phone calls from residents who are concerned about handbills being left on their doorsteps and noted that TMC Section 33.3.6 prohibits this type of activity if residents post “no trespassing or soliciting” signs at their entrances. Police Chief Herren recommended that residents have someone remove newspapers and advertisements from the front of their homes when they are away on vacation.
- 16BB. Councilmember Witkowsky** wished her husband, Mike, a happy birthday.
- 16CC. Alan Lee**, TME AFSCME, Local 1117, extended an invitation to the State of the Local dinner on Thursday, January 13, at 5:00 p.m. in the Toyota Meeting Hall.
- 16DD. Alan Lee** reported that some progress has been made in discussions about insurance issues but his organization continues to have concerns about life insurance and long and short-term disability benefits, which he outlined an e-mail sent to the Mayor and Councilmembers.
- 16EE. Alan Lee** submitted documents signed by six airport workers to the City Council.
- 16FF. Alan Lee** stated that he was looking forward to working with the new Civil Service Commissioners. He noted that Torrance Municipal Employees was seeking to hire a Torrance resident, who is familiar with the political bureaucracy, and suggested that applicants who were not appointed to the Civil Service Commission might wish to apply.
- 16GG. Alan Lee** commented on an issue involving 65 bus drivers that he felt were disenfranchised following the filing of a grievance..

**16HH.** Noting that Councilmember Nowatka announced earlier in the meeting that he would no longer be participating in the hearings on historic preservation due to a conflict of interest, **Sara Guyan**, resident, questioned whether he would be replaced on the Planning and Design Committee. Mayor Walker indicated that the hearings would go forward with the remaining two-member committee.

**16II.** **Sara Guyan** related her recent use of the bus system, noting that she was given incorrect information when she called about scheduling. Mayor Walker explained that bus routes were recently changed and there have been a few problems, which staff is working very hard to correct.

**17. EXECUTIVE SESSION**

Considered earlier in the meeting, see page 1.

**18. ADJOURNMENT**

At 9:30 p.m., the City Council adjourned to Tuesday, January 25, 2005, at 5:30 p.m. for an executive session with the regular meeting commencing at 7:00 p.m. in the Council Chambers. **Tuesday, January 18, 2005 will be a dark night.**

***Adjourned in Memory of  
Robert Haag and Bob Stewart***

Attest:

/s/ Dan Walker

Mayor of the City of Torrance

/s/ Sue Herbers

Sue Herbers, CMC  
City Clerk of the City of Torrance

Approved on March 8, 2005